Executive Summary Report

Appraisal Date 1/1/2000 - 2000 Assessment Roll

Area Name / Number: Suburban-Rural Area East of Woodinville & Redmond/Area71
Previous Physical Inspection: 1989

Sales - Improved Summary:
Number of Sales: 962
Range of Sale Dates: 1/1998 – 12/1999

Sales – Improved Valuation Change Summary						
	Land	**Imps**	**Total**	**Sale Price**	**Ratio**	**COV**
1999 Value	$111,000	$278,300	$389,300	$443,000	87.9%	12.31%
2000 Value	$136,600	$299,500	$436,100	$443,000	98.4%	10.83%
Change	+$25,600	+$21,200	+$46,800		+10.5%	-1.48%
% Change	+23.1%	+7.6%	+12.0%		+11.9%	-12.02%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.48% and –12.02% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of $10,000 or less posted for the 1999 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

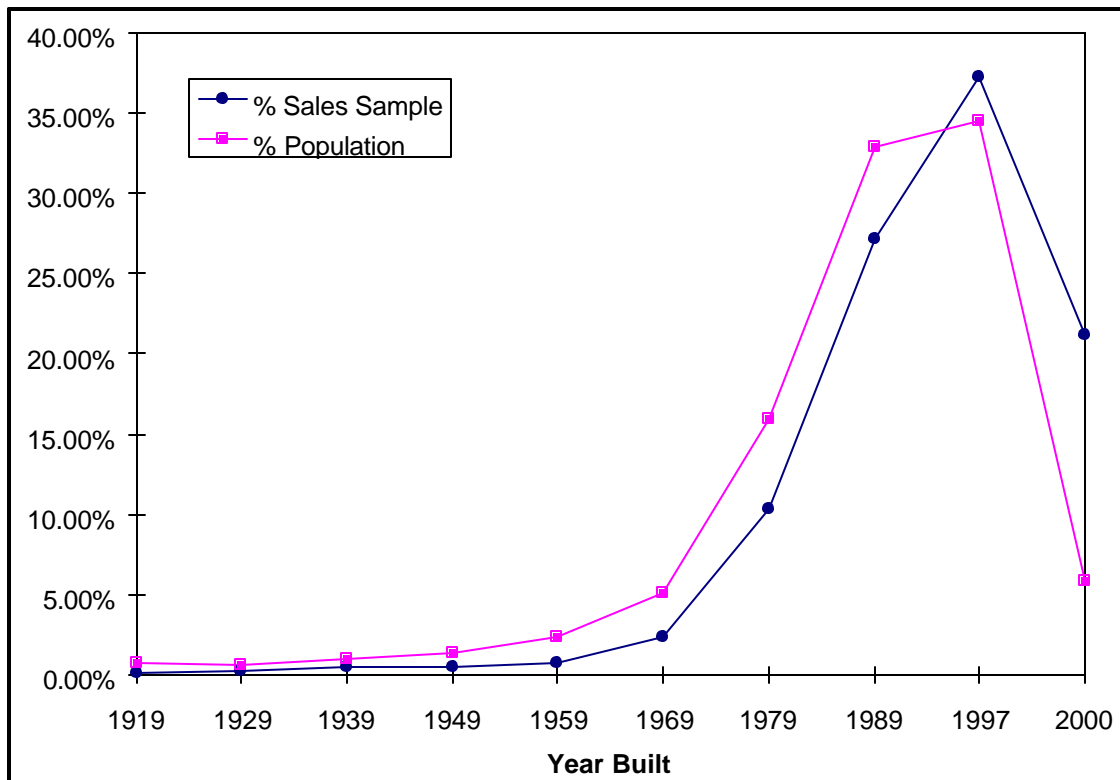|	Land	Imps	Total
1999 Value	$113,300	$243,100	$356,400
2000 Value	$138,900	$267,700	$406,600
Percent Change	+22.6%	+10.1%	+14.1%

Number of improved Parcels in the Population: 6428

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1999 or 2000 Assessment Roll improvement values of $10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

Sales Sample Representation of Population - Year Built

| Sales Sample			Population		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1919	1	0.10%	1919	43	0.67%
1929	2	0.21%	1929	40	0.62%
1939	4	0.42%	1939	58	0.90%
1949	4	0.42%	1949	87	1.35%
1959	7	0.73%	1959	147	2.29%
1969	22	2.29%	1969	323	5.02%
1979	99	10.29%	1979	1024	15.93%
1989	261	27.13%	1989	2115	32.90%
1997	358	37.21%	1997	2215	34.46%
2000	204	21.21%	2000	376	5.85%
	962			6428	

Sales of new homes built in the last 3 years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. The sample is adequate for analysis in all strata included in the primary model.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
1000	18	1.87%
1500	99	10.29%
2000	93	9.67%
2500	138	14.35%
3000	217	22.56%
3500	227	23.60%
4000	91	9.46%
4500	38	3.95%
5000	18	1.87%
6000	15	1.56%
7500	7	0.73%
9700	1	0.10%
	962	

| Population		
AGLA	Frequency	% Population
1000	217	3.38%
1500	1008	15.68%
2000	1009	15.70%
2500	992	15.43%
3000	1057	16.44%
3500	1149	17.87%
4000	522	8.12%
4500	237	3.69%
5000	127	1.98%
6000	77	1.20%
7500	24	0.37%
9700	9	0.14%
	6428	
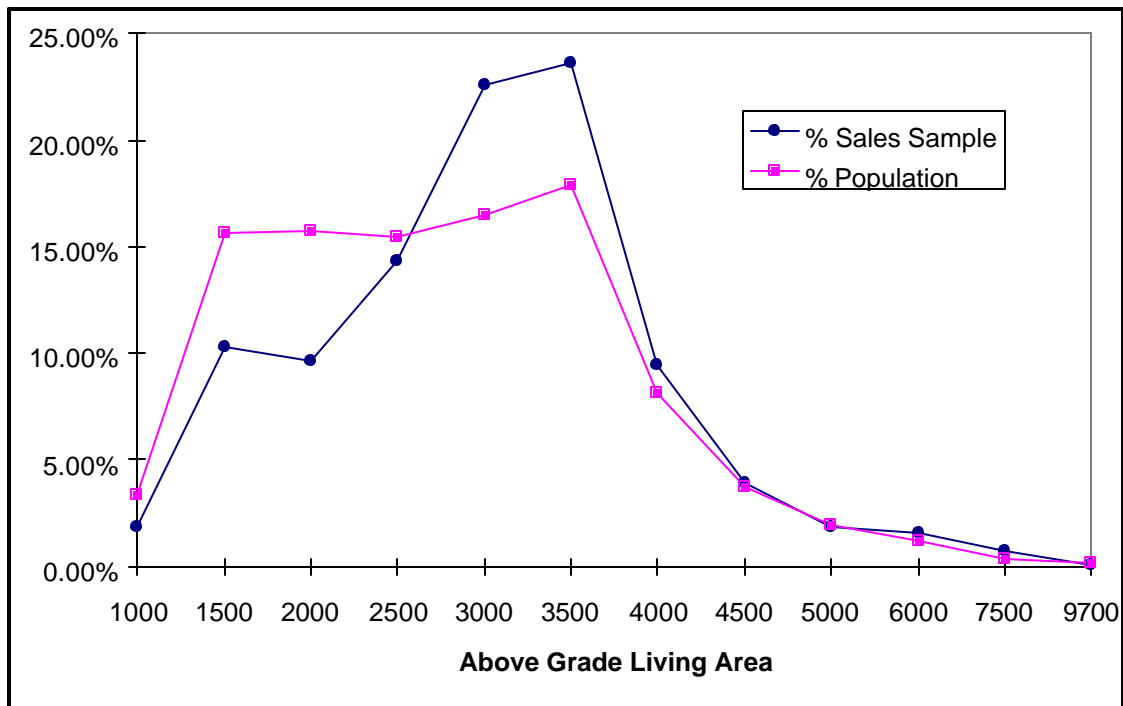
Houses in the 2500 to 3500 square foot range are over-represented because these tend to be the newer homes which sell soon after building. The sample is adequate, however, across all strata included in the primary model.
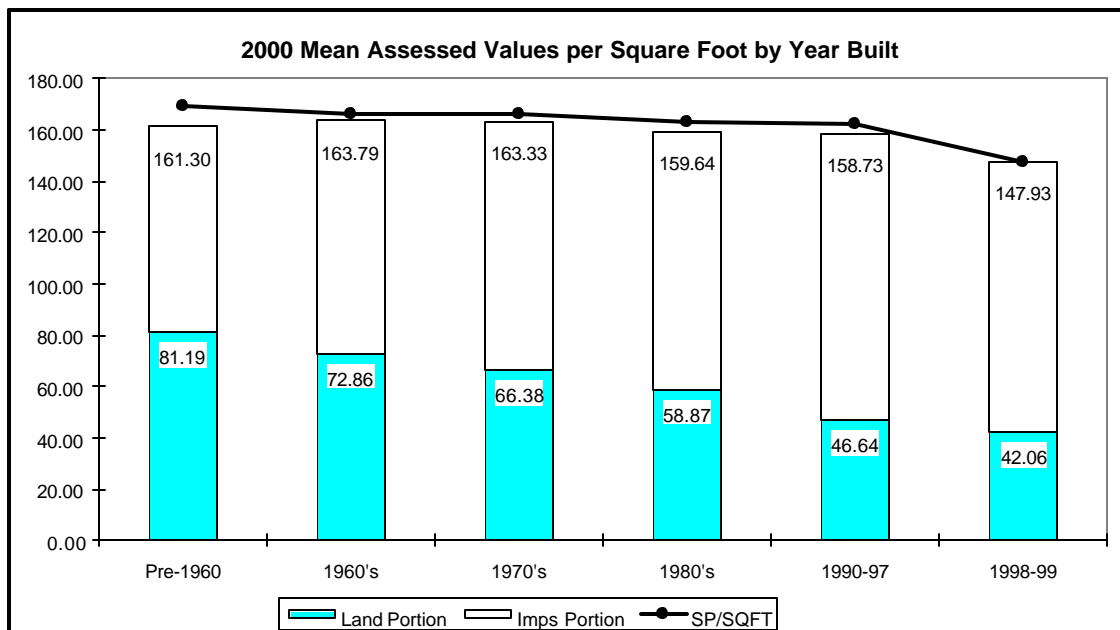
Sales Sample Representation of Population - Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.10%
5	2	0.21%
6	31	3.22%
7	117	12.16%
8	161	16.74%
9	253	26.30%
10	241	25.05%
11	124	12.89%
12	26	2.70%
13	6	0.62%
	962	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	5	0.08%
4	24	0.37%
5	82	1.28%
6	381	5.93%
7	1185	18.43%
8	1569	24.41%
9	1162	18.08%
10	1178	18.33%
11	679	10.56%
12	138	2.15%
13	25	0.39%
	6428	
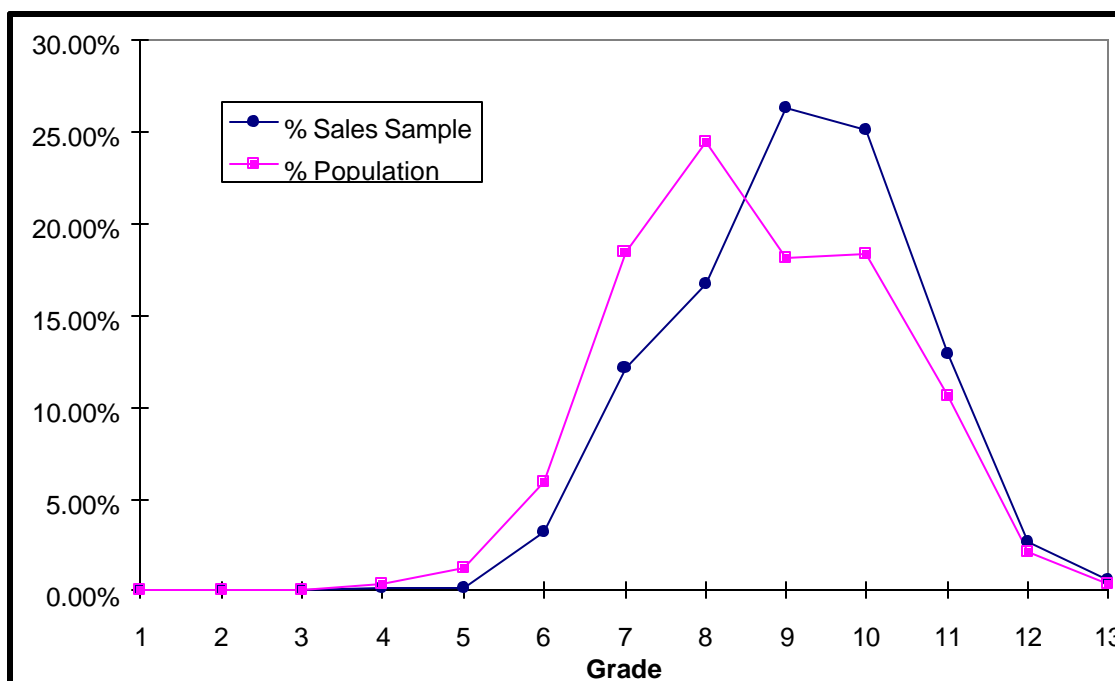
Grade 9 and 10 houses are over-represented by the sample. This also is due to these being the predominant grade levels of the newer homes in the area. The sample is adequate for analysis in all strata included in the primary model, however.

Comparison of 1999 and 2000 Per Square Foot Values by Year Built
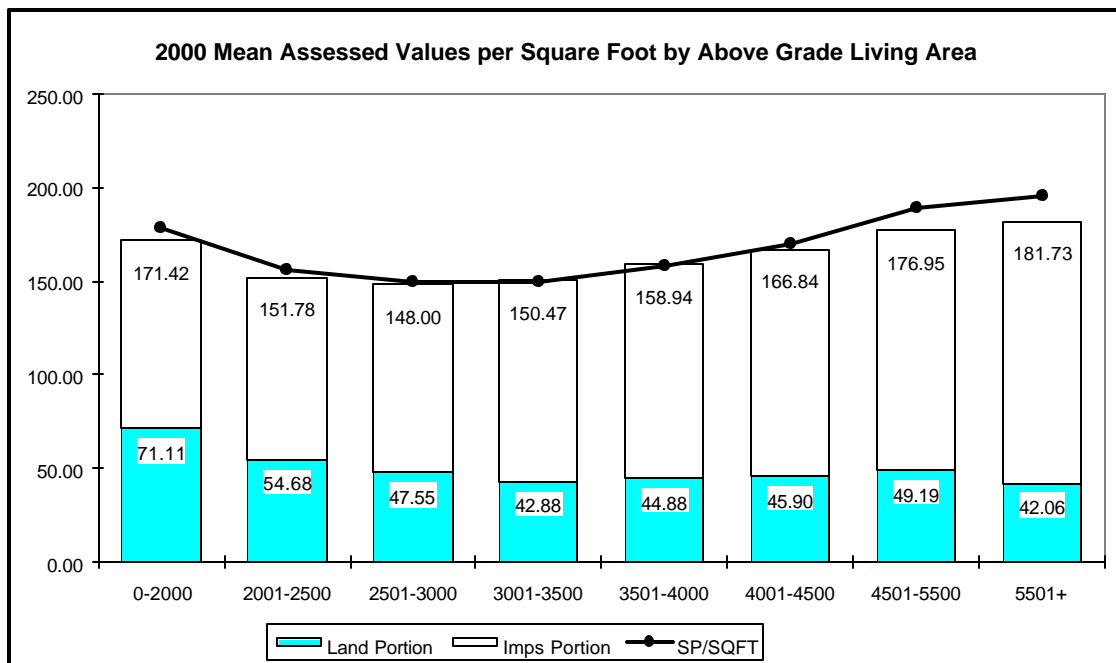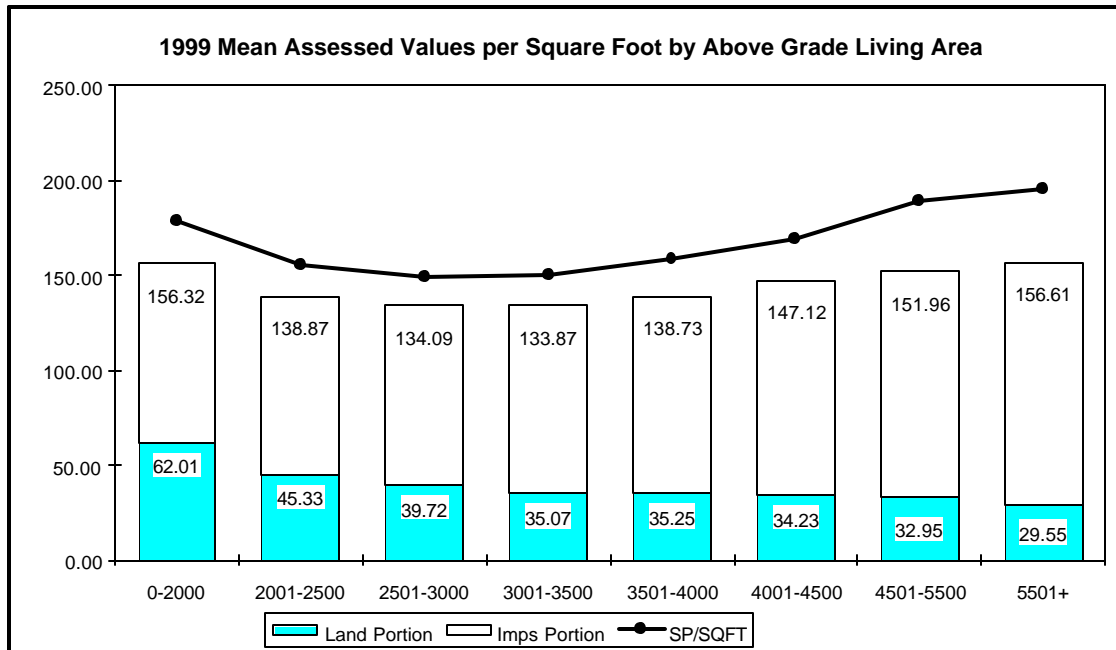
1999 Mean Assessed Values per Square Foot by Year Built

Year Built	Land Portion	Imps Portion
Pre-1960	69.80	146.70
1960's	63.14	146.93
1970's	58.18	145.70
1980's	48.93	143.12
1990-97	37.30	142.80
1998-99	35.00	133.41

Legend: Land Portion, Imps Portion, SP/SQFT

2000 Mean Assessed Values per Square Foot by Year Built

Year Built	Land Portion	Imps Portion
Pre-1960	81.19	161.30
1960's	72.86	163.79
1970's	66.38	163.33
1980's	58.87	159.64
1990-97	46.64	158.73
1998-99	42.06	147.93

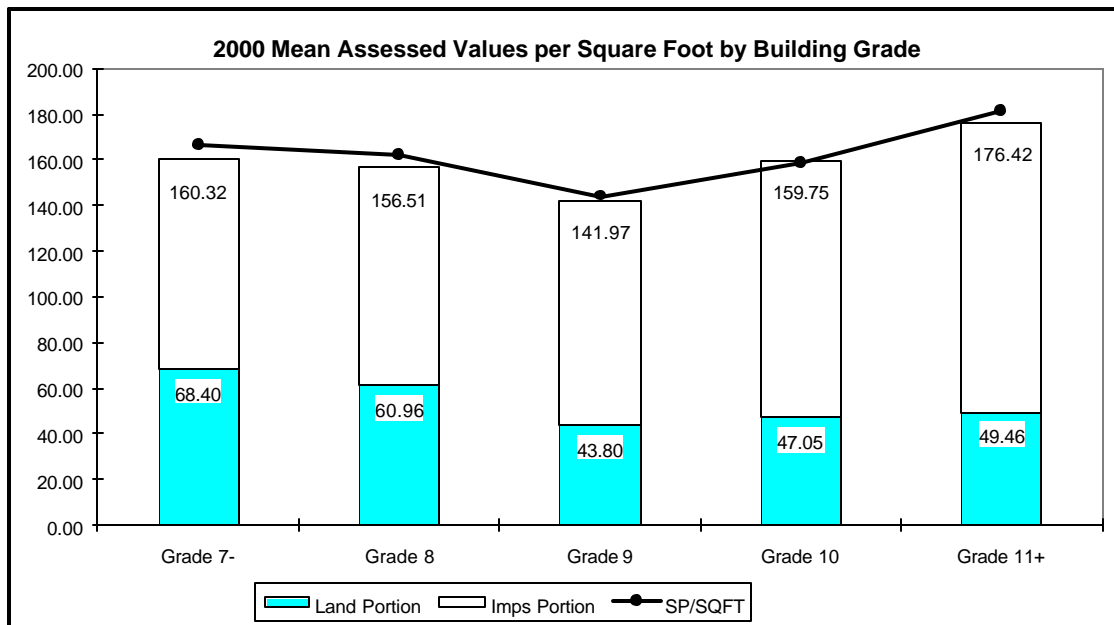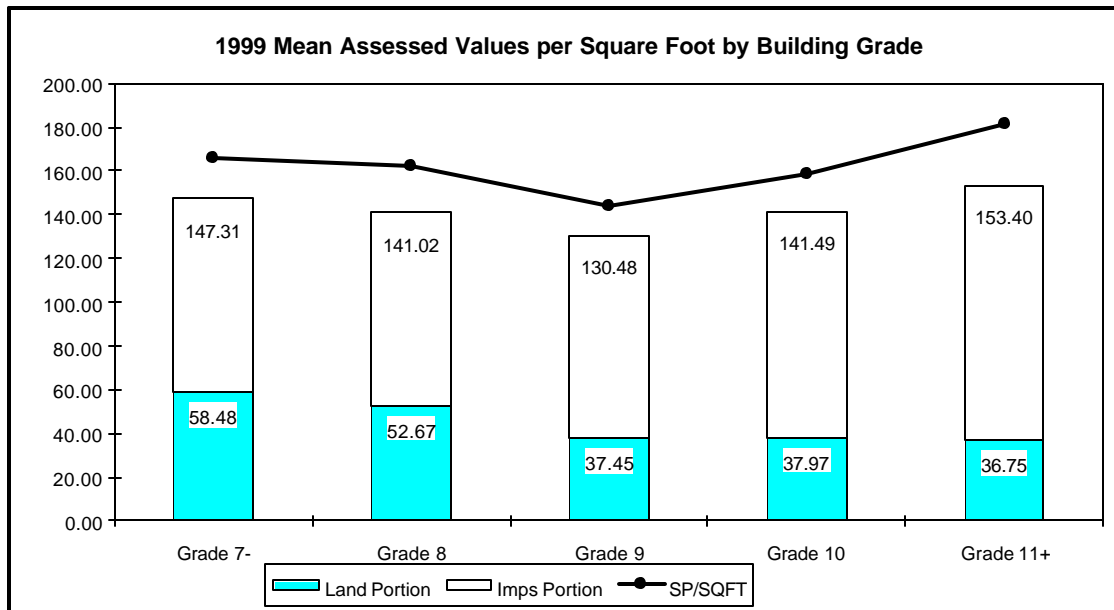Legend: Land Portion, Imps Portion, SP/SQFT

These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There are only 18 sales in the "Pre-1960" category.

Comparison of 1999 and 2000 Per Square Foot Values by Above Grade Living Area

1999 Mean Assessed Values per Square Foot by Above Grade Living Area

Above Grade Living Area	Imps Portion	Land Portion
0-2000	156.32	62.01
2001-2500	138.87	45.33
2501-3000	134.09	39.72
3001-3500	133.87	35.07
3501-4000	138.73	35.25
4001-4500	147.12	34.23
4501-5500	151.96	32.95
5501+	156.61	29.55

Legend: Land Portion · Imps Portion · SP/SQFT

2000 Mean Assessed Values per Square Foot by Above Grade Living Area

Above Grade Living Area	Imps Portion	Land Portion
0-2000	171.42	71.11
2001-2500	151.78	54.68
2501-3000	148.00	47.55
3001-3500	150.47	42.88
3501-4000	158.94	44.88
4001-4500	166.84	45.90
4501-5500	176.95	49.19
5501+	181.73	42.06

Legend: Land Portion · Imps Portion · SP/SQFT

These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 1999 and 2000 Per Square Foot Values by Grade

1999 Mean Assessed Values per Square Foot by Building Grade

Grade	Land Portion	Imps Portion
Grade 7-	58.48	147.31
Grade 8	52.67	141.02
Grade 9	37.45	130.48
Grade 10	37.97	141.49
Grade 11+	36.75	153.40

Legend: Land Portion, Imps Portion, SP/SQFT

2000 Mean Assessed Values per Square Foot by Building Grade

Grade	Land Portion	Imps Portion
Grade 7-	68.40	160.32
Grade 8	60.96	156.51
Grade 9	43.80	141.97
Grade 10	47.05	159.75
Grade 11+	49.46	176.42

Legend: Land Portion, Imps Portion, SP/SQFT

These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.